



## JOHN TRUNDLE COURT, LONDON, EC2Y 8DJ

Asking Price £495,000

null Bedrooms | 1 Bathrooms | For Sale

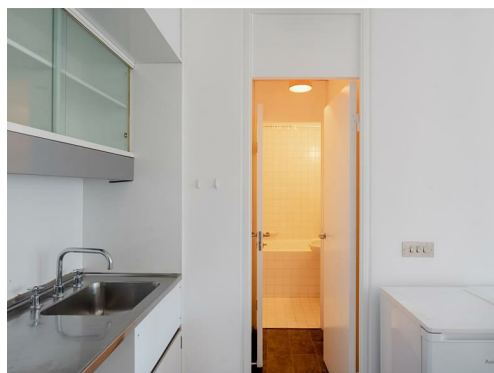
### Property Features

- Large Style Studio Apartment
- East Facing
- Original Bathroom
- Close to Barbican and Elizabeth Line Stations
- 4th Floor
- Original Kitchen
- Views over the Barbican Estate
- Close to Barbican Arts Centre

Scott City are pleased to offer this large style studio apartment which is situated on the fourth floor of John Trundle Court, within the Barbican Estate. This property has an open-plan studio room and with fitted original Barbican kitchen and original bathroom. The flat has a balcony with an easterly aspect overlooking the podium with great views of the CITY beyond. There is no ongoing chain we highly recommend a viewing.

Situated close to Barbican Station (circle line), St PAUL'S (Central Line) Mansion House and the new Elizabeth Line Station at Farringdon (now open). Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is also within easy walking distance.

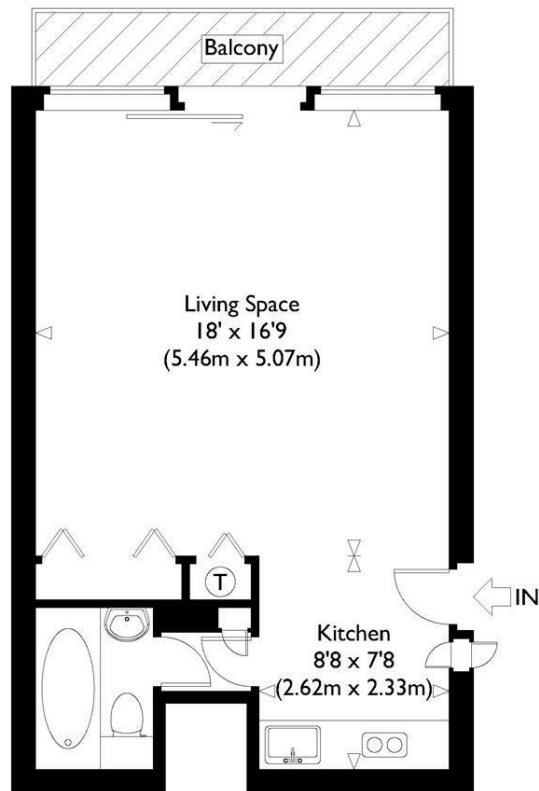
Lease: 125 Years from 1981 Service Charge: £5,835 per annum Ground Rent: £10 per annum  
Council Tax Band D - £1,217.89 (25% discount for single occupancy)





Prepared for Scott City

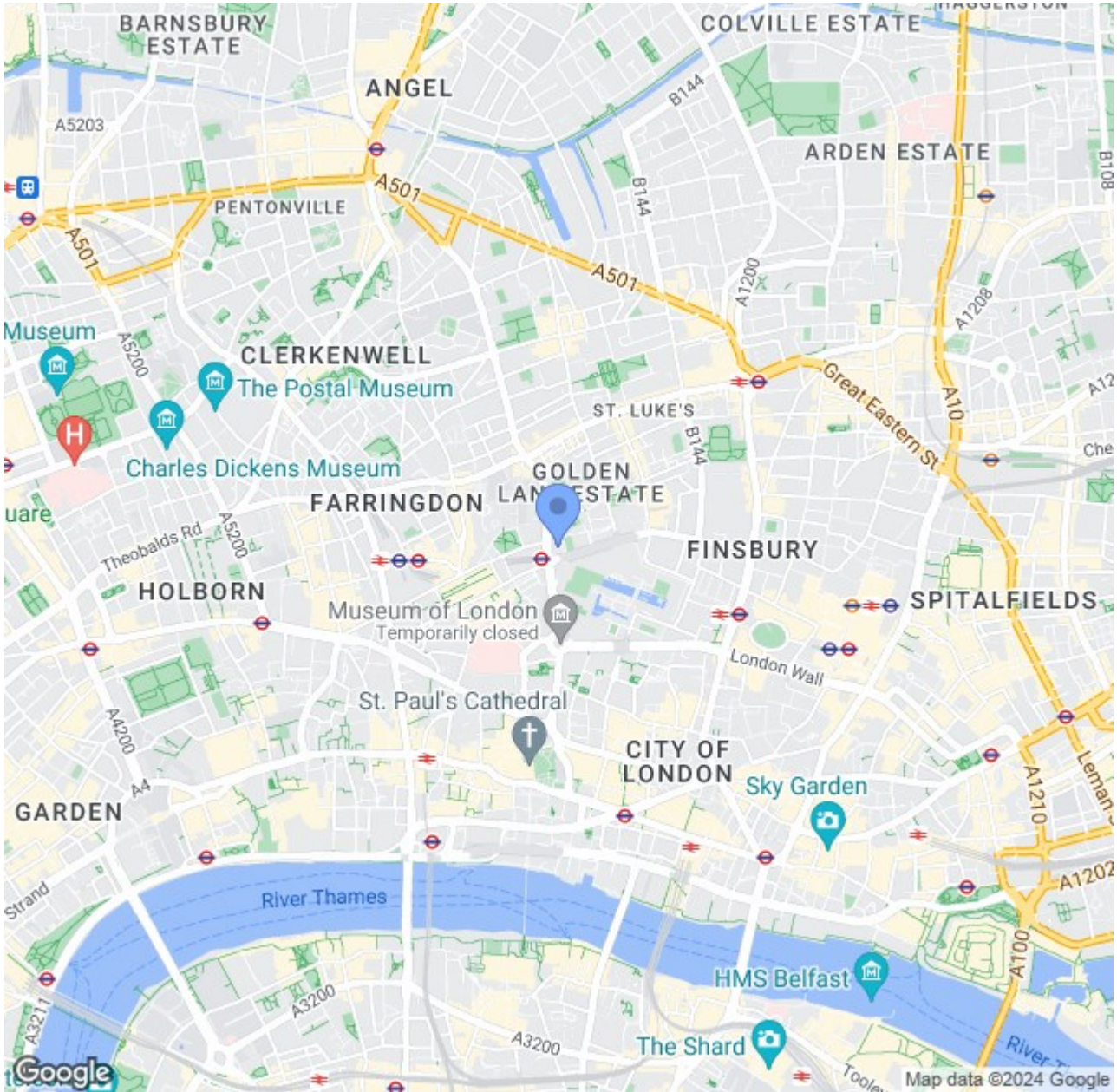
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Fourth Floor

Approximate Gross Internal Floor Area : 428 sq ft / 39.8 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	